

# **DISTRICT ADVISORY BOARD (DAB) I**

## **MEETING MINUTES**

**Monday, November 2, 2009**

**6:30 p.m.**

**Atwater Community Center, 2755 E. 19<sup>th</sup>, Wichita, Kansas 67214**

### **Members Present**

Twila Chaloupek  
Vicki Churchman  
Gerald Domotrovic  
Janice Rich  
Lisa Riley  
Steve Roberts  
James Roseboro  
Janet Wilson  
Bill Wynne

### **Guests**

Listed on the last page

### **City of Wichita Staff Present**

Council Member Lavonta Williams  
Chief Sid Newby, Wichita Fire Department  
Detective Anthony Bess, Wichita Police Department  
Officer Williams, Beat 42, Wichita Police Department  
Officer Weber, Beat 44, Wichita Police Department  
Officer Recio, Beat 23, Wichita Police Department  
Julie Irvin, Supervisor, Office of Central Inspection  
Harlan Bascombe, Supervisor, Office of Central Inspection  
Donna Goltry, Metropolitan Planning Department  
Gary Janzen, Public Works Department  
Carl Haas, Public Works Department  
Dave Barber, Planning Department  
LaShonda Porter, Neighborhood Assistant

### **Order of Business**

#### **Call to Order**

**CM Williams** called the meeting to order at 6:32 p.m. and welcomed the guests. She asked that anyone addressing the Board provide their name and address for the record.

#### **Approval of Agenda**

**Roberts (Wilson)** made a motion to approve the agenda as submitted. Motion carried **9:0**

#### **Approval of Minutes**

**Roseboro (Roberts)** made a motion to approve the minutes with noted correction. Motion carried **9:0**

### **Public Agenda**

1. **Agenda Items**  
No items submitted.
2. **Off Agenda Items**  
No items submitted.

### **Staff Report**

3. **Fire Report**

**Chief Newby, Battalion Chief Station 9**, provided an update on the success of Fire Prevention Week. He noted that they served approximately 6,500 children, which was an increase of 11.75% from 2008.

**Newby** noted in the month of October there were 5 fires: (2) accidentals, (2) arson, and (1) undetermined.

**Newby**

The **Board** thanked Newby for his presentation.

**Action Taken: Receive and file.**

**4. Police Report**

**Officer Feuerborn, Beat 43** provided an update on the activity for his beat. He noted that Officer Williams has now taken over Beat 44. **Feuerborn** advised that there has been an increase in residential burglaries. He noted that there had been 20 burglaries in the past two months. The burglaries have gained access from the rear of the house through doors and windows. The items that are being stolen include TV's, DVD players, and games.

**Feuerborn** advised that they served a search warrant in the 800 block of Green, multiple arrests were made and some of the stolen property has been recovered.

**Feuerborn** advised they are still watching the area and some special assignments were being planned to continue to combat the problem. He also noted that prostitution sting is planned.

**Wilson** advised that she was the President of the A. Price Neighborhood Association and that she needed this information for their next meeting, as it directly impacts them.

**Roseboro** wanted to know if they knew about the speeding along 13<sup>th</sup> Street from the canal route to Grove.

**Officer Weber, Beat 44** advised that there has been a rash of burglaries to a certain business; however the suspect has been arrested.

**Weber** reported that they are also seeing a problem with gang members hanging out after football practices at the Atwater facility, recruiting the young boys to join their gangs. Police have identified some of the known gang members and talked with them, but at this time they are not able to trespass them from the grounds because it is public property.

**Weber** also advised that he has been working juveniles who were in need of community service hours throughout the summer, but now that the weather is changing he is looking for other options to keep them involved. He asked that if anyone had any suggestions to let him know.

**Wynne** wanted to know who supervised the kids. **Weber** advised that he did.

**Roseboro** asked how old the youth were. **Weber** responded that they could be between the ages of 10 and 17, but they are usually 13 or older.

The **Board** thanked the Officers for their time and presentation.

**Action Taken: Receive and file.**

### **New Business**

#### **5. Lincoln Street Dam and Bridge**

**Shawn Mellies, Public Works Department** presented information on the proposed design concepts for the Lincoln Street Bridge and dam improvements. He noted that the proposed 2009-2018 Capital Improvement Program (CIP) includes funding for this project and staff is seeking approval on the recommendation on which option to move forward with.

Mellies gave some background information regarding the process:

October 27, 2007	City Council approved MKEC contract to prepare the design concepts
June 3, 2008	City Council approved the Arkansas River Corridor Access Plan (ARCAP)
August, 24, 2009	Presented the plan to the South Central Implementation Committee
September 1, 2009	City Council approved submittal of grant applications for boat and fish passage

**Mellies** advised that two design concepts have been identified and are being investigated and that Jay Inglemeyer would present those options to the Board.

**Inglemeyer** explained that both concepts would have approximately the same cost; however, the length of time would be different and that the rehab project (option 1) would take longer. Additionally, there would be some concerns with the water levels for the rehab project.

**Inglemeyer** explained option 1 as the option for reconstruction/rehabilitation of the bridge and dam at the current location. He noted that physical limitations as the current location would not allow fish or boat passage to be constructed. He explained that option 2 suggests that a new dam be built approximately 100 feet down stream and reconstruct the bridge at its current location.

**Inglemeyer** explained that State and Federal regulatory agencies have indicated that relocation of the dam would require construction of a fish passage structure through the dam. This option would also include construction of a safe boat passage through the dam.

**Myles** wanted to know what the difference in time between the two options is. **Inglemeyer** said option 1 would probably take longer.

**Wilson** wanted to know if they had looked at fishers vs. boaters in making the decision on how to proceed. **Inglemeyer** said yes.

**Chaloupek** asked if they would limit the approach from fishers. **Inglemeyer** advised that they are looking at those options.

**Churchman** noted that fishing issues are in the revitalization plan and many of the fishers would hope that a heated fishing dock could be included in the new plans.

**Wilson** asked if the heated fishing dock could be considered with the proposal.

**Chaloupek** wanted to know if a path could be extended to connect to Gander Mountain.

**Mellies** advised that is something that we could look into.

**Mellies** then explained the financial impact for the project:

<b>Current Project</b> budget	\$11,800,000 (included in the 2009-2018 CIP)
<b>City Share</b>	\$7,000,000 (G.O. Bonds)
<b>Federal Grants</b>	\$4,800,000 (For Bridge Reconstruction)

He noted that there were some additional grant opportunities that the City may qualify for as well:  
1) Coast Guard Grant for boat passage: \$1,000,000 and 2) Fish and Game Grant for fish passage: \$500,000.

**Debra Miller Stevens**, 3125 E. Boston asked if the grant money was not available, would the project be delayed. **Mellies** advised that the project would move forward with or without the grant money. He noted that if the grant money was received it would reduce the amount needed from the G.O. Bonds.

**Craig Gable**, 150 E. 44<sup>th</sup> St. asked if boats were allowed on the river and will this project impact the railroad. **Mellies** responded that yes boats were allowed and that the project was far enough away from the railroads that it would not have an impact.

**Action Taken: Roberts motioned to recommend approval of Option 2. Roseboro 2<sup>nd</sup> the motion. Motion passed (10:0).**

*CM Williams moved the Legislative Agenda discussion up to allow for staff to setup for the Douglas Design District presentation.*

**6. 2010 Legislative Agenda**

**Dale Goter, City Managers Office**, presented information on the items proposed for the 2010 Legislative agenda. He noted that the City Council annually approves a state legislative agenda. It is comprised of recommendations from department heads, community-wide issues from Visioneering and REAP and various issues to monitor. **Goter** advised that once approved, the agenda is presented to the South Central Kansas Legislative Delegation and pursued during the subsequent legislative session that begins January 2010.

**Goter** advised that there are three presentation categories: community agenda, departmental proposals, and issue monitoring. From the category the City of Wichita would present/follow the following issues:

Community Agenda

1. Affordable Airfares
2. ASR Funding
3. Technical Education (NIAR, NCAT)
4. WCGME (Medical Education)
5. Kansas Small Business Development
6. Nursing program expansion

He also noted that REAPs agenda was similar and that their agenda process was underway.

**Goter** explained that the Comprehensive Transportation Plan was going to be a big item for the agenda session. He noted that the City of Wichita encourages the Kansas Legislature to create a

new statewide Comprehensive Transportation Plan (CTP). Additionally, he noted that the city is also supportive of the regional transportation agendas of the Wichita Area Metropolitan Planning Organization (WAMPO) and South Central Kansas Regional Economic Area Partnership (REAP).

**Goter** advised that the City Council issued a resolution of support for daytime service, in the event that high-speed passenger rail service is approved by the Kansas Legislature.

**Riley** wanted to know where the rails would be located. **Goter** advised that would go from Dallas, Oklahoma City to Wichita.

**Goter** continued his presentation advising that other issues that were on the agenda included: 1) historical tax credits; 2) water utilities; 3) rural water district compensation; 4) Library; 5) RICO legislation and that they would also be monitoring long standing issues in legislative session. Those issues include: LAVTR; eminent domain, home rule, casino revenue distribution, annexation, and the LKM agenda.

**Wilson** asked that Goter explain was it the issue/discussion around eminent domain. **Goter** explained that this is a long standing discussion and most believe the decision for the use of eminent domain should be a local decision and that the debate is ongoing. He noted that many legislatures have expressed that the decision needs to be left at the local level to ensure that the decisions are being made according to the needs at the local level.

**Domotrovic** noted that the RICO legislation is concerning to him and that he was opposed to expanding this law. He noted that he was concerned that it was the agenda and did support any expansion of the law.

**Debra Miller Stevens**, 3125 E. Boston wanted to know if we would have a champion from Wichita regarding the high speed rails. She noted that she supported this item and that we really needed to get caught up with others cities that were providing this service. She commented that if we do not have a champion we may not get the benefit and that would be a loss for the city.

**CM Williams** advised that there is a champion in Wichita and that a symposium was being held on November 5<sup>th</sup> that would give residents an opportunity to learn more and give their feedback.

**CM Williams** thanked Goter for his presentation.

**Action Taken: Receive and file.**

**7. Douglas Design District Streetscape Design & Implementation Plan**

**Dave Barber, Planning Department, presented** information on the streetscape improvement concepts contained in the Douglas Design District Streetscape & Implementation Plan.

**Barber** noted that in early 2008, representatives from the Douglas Design District met with Wichita City Council members and Wichita-Sedgwick County Metropolitan Area Planning Department staff and requested that the City assist them in developing a conceptual streetscape improvement plan for that portion of East Douglas Avenue from Washington Avenue to Glendale Avenue (one block east of Oliver). The purpose of this plan is to enhance safety and livability along the corridor while promoting economic vitality and streetscape beautification.

Since September 2008, the Plan Steering Committee and the city staff Support Team appointed by the City Manager have been meeting regularly to develop this Plan. A community open house was held at the Kansas Food Bank on November 20, 2008 to receive feedback on initial

directions for the Plan. A working draft of the proposed *Douglas Design District Streetscape Design & Implementation Plan* has now been completed for public review and feedback. The full working draft Plan is available for viewing at <http://www.wichita.gov/CityOffices/Planning/AP/Comprehensive/DouglasDesignDistrictPlan.htm>

The Plan Steering Committee and the city staff Support Team have recently received supportive feedback regarding the draft Plan from the City's Design Council (August 19<sup>th</sup> Design Council meeting) and the Wichita City Council (August 25<sup>th</sup> workshop). A public Open House to receive comment on the draft Plan was just held on September 28<sup>th</sup> at the American Red Cross Building, 1900 E. Douglas.

The Plan Steering Committee and the city staff Support Team will be meeting in mid October to evaluate the feedback received from the September 28<sup>th</sup> Open House and the District Advisory Boards I & II, to make final changes to the working draft Plan.

**Barber** explained that the plans goal was "using a collaborative private / public partnership, create new economic vitality, livability, identity and visual attractiveness for that segment of East Douglas Avenue between Washington and Glendale Avenues."

*Guiding Principles:*

1. Protect and enhance historic character.
2. Promote safety and security.
3. Coordinate maintenance with design & implementation.
4. Use cohesive design elements.
5. Implement sustainable practices.
6. Create a "complete street".

**Barber** then went on to explain how the project is broken up into three design concepts: East Downtown Design, East High Design, and College Hill Design. He noted that we would describe each of the designs but there were some corridor wide designs that he wanted to discuss first. The design concepts included the following:

*Corridor-Wide Design Concept:*

1. **Reduce posted speed limit from 35 to 30 mph.**
2. **Retain on-street parallel parking and establish on-street bike lanes.**
3. **Install historic street lighting and bury overhead utility lines.**
4. **Install uniquely designed transit improvements, street furnishings, public art, historic markers and signage.**

*East Downtown Design Concept (Washington to I-135):*

1. **Install raised landscaped medians between Washington and Hydraulic.**
2. **Install comprehensive street landscaping from Washington to I-135.**
3. **Install upgraded pedestrian crosswalks at Douglas and Hydraulic.**

*East High Design Concept (I-135 to Hillside):*

1. **Convert 4 lanes to 3 lanes of traffic in order to create on-street bike lanes.**
2. **Install upgraded pedestrian crosswalks at Douglas and Grove.**
3. **Install street landscaping in selected locations between I-135 and Hillside.**

*College Hill Design Concept (Hillside to Glendale):*

1. **Convert 4 lanes to 3 lanes of traffic in order to create on-street bike lanes** (for traffic safety reasons, this would necessitate the removal of Sunday Only Parking on Douglas east of Rutan).
2. **Install street landscaping in selected locations between Hillside and Rutan.**

**Barber** then discussed the financial needs and the possible funding sources that would allow them to complete the project. He shared that the total cost estimate was \$9.7 million with the following breakdown:

*Plan Cost Estimates:*

<b>Corridor-Wide Improvements</b>	<b>\$5.3 million</b>
<b>East Downtown Improvements</b>	<b>\$2.9 million</b>
<b>East High Improvements</b>	<b>\$0.8 million</b>
<b>College Hill Improvements</b>	<b><u>\$0.7 million</u></b>
<b><i>Total Cost Estimate</i></b>	<b><i>\$9.7 million</i></b>

**Barber** also advised that the possible funding sources included:

- City General Obligation Bonds (G.O.)
- Federal Transportation Authority Funds (F.T.A.)
- Westar Energy CBD Agreement Renegotiation (W.E.)
- Special Assessments to Property Owners (S.A.)
- CDBG Funds (CDBG)
- Douglas Design District Association (D.D.D.)

**Barber** also discussed the plan implementation summary for the project, indicating that there was a critical path of improvements created to review cost and recommended funding for each. The intent of the critical path was to identify the most critical process and order for improvements.

He shared the following outline for the critical path:

1. Transit-related improvements	\$?	F.T.A. funding committed
2. Construction design plans	\$650,000	G.O. funding
3. Bury overhead utilities & install bulb outs	\$278,300	W.E.
	\$660,000	G.O. funding
	\$599,325	G.O. funding.
4. Install historic street lighting	\$1,031,171	S.A.
5. Install street landscaping	\$1,494,593	S.A.
6. Install district & sub-district signage	\$233,436	D.D.D.
7. Install street medians & crosswalks	\$1,709,856	G.O.
8. 4 to 3 lane conversion & mill overlay	\$374,310	G.O.
9. Install street landscaping	\$141,640	S.A.
10. 35 to 30 mph speed reduction	\$168	City maintenance
11. Install historic street lighting	\$647,086	S.A.
12. Bury overhead utilities	\$1,767,150	G.O.

None-Critical Path.

Crosswalks at Hydraulic & Grove	\$130,000	G.O. & CDBG
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**Barber** wrapped up his presentation and opened the discussion for questions.

**Myles** wanted to know how the residents of College Hill felt regarding the plan. **Barber** advised that many of them were on board with the concept; however, there were a few who did not agree.

**Wynne** wanted to know how they would go about keeping bike lanes clear and had this been discussed with Wichita Police Department. **Barber** advised that they had not spoke with Wichita Police Department, but would have that discussion because enforcement would be an issue that would have to be addressed.

**Mike Barushok**, 354 N Green expressed his concern with the bike path at this location. He noted that he was a bicyclist and this was the worst place to experiment with on street bicycling. He advised that 1st and 2<sup>nd</sup> Street would be a better place to start. **Barushok** raised questions on how the City planned to keep debris and trash out of the bike lanes, who will enforce the use of bike lanes by vehicular traffic, how would parking be addressed with the cyclist on the road in the area, and why are waiting to reduce the speed limit after the bike lanes are added. **Barushok** noted that the speed limit reductions should happen well before the bike lanes are installed. **Barushok** noted that this was definitely not the best place to start this project and hoped that the decision would be reconsidered.

**Lori Lawrence**, 321 N Lorraine advised that she serves on the Douglas Design Committee as well as several subcommittees within in the organization. She noted that she does understand Mr. Barushok concerns, but wanted to make sure that we did not get bogged down on the bike path as the Douglas Design represented more that just the bike path. She noted that the committee took his concerns seriously and would work with partners to address them, but we must also realize that this plan and path will not be implemented for years to come and hopefully by then many of the bugs will be worked out.

**Wilson** wanted to know if the speed limits could be reduced in conjunction with the bike lanes being stripped

**Riley** noted that she would hate to see us get bogged down on the bike lane; the project itself is much bigger than just the bike lanes. She noted that the bike lanes are a small piece to a larger picture and that the plan was addressing many different issues in the proposed area.

**Roseboro** commented that he wanted to ensure that the Design Douglas District planners spoke with all the residents surrounding the area to ensure that all residents were on board.

**Karen Kunduf**, 1330 E Douglas, added that she was a member of the Douglas Design District and they were also adding a Police substation across from East High.

**Action Taken: Churchman made a motion to endorse the recommended streetscape improvement concepts contained in the Douglas Design District Streetscape Design & Implementation Plan – Working Draft September 2009. Roseboro 2<sup>nd</sup> the motion. Motion passed (8:0:2) Riley and Rich abstained from voting.**

**8. ZON2009-00029**

**Donna Goltry, Planning Department**, presented the zoning request for the property located south of 13<sup>th</sup> Street North and east of Cleveland Avenue (1332 N. Cleveland Avenue) for a change from general office to limited commercial to allow for the opening of a restaurant.

The applicant/lessee wishes to convert the west half of the used car sales on property zoned general commercial located between the office building and 13<sup>th</sup> Street North. A garage is located to the northeast on property zoned GC. The garage is used as part of the car sales operation. Single-family residences are located to the east on property zoned LC and Sf-5 Single-Family Residential (SF-5). A single-family residence, on property zoned SF-5, adjoins the south property line. Vacant land zoned B and GC is located west of Cleveland Avenue. McAdams



Park is located to the north of 13<sup>th</sup> Street, and the 13<sup>th</sup> and I-135 interchange is located a block to the east of the site.

The subject property has direct access onto Cleveland Avenue, an urban collector street. Traffic from Cleveland must go east at 13<sup>th</sup> Street North due to the divided median. Westbound traffic must circulate south to 12<sup>th</sup> Street North before heading west.

**Goltry** then advised that the applicant was in attendance and that she would stand for questions.

**Melvin Watson (applicant)**, 913 N. 11<sup>th</sup> St, Manhattan KS advised that he was the applicant and he is the owner of a catering business and would like to open a restaurant in Wichita to bring the service to the community. He noted that this is his 3<sup>rd</sup> business so he is not new to the business and it is looking to be here long term.

**Roseboro** wanted to know if this would be turned into a club. **Watson** responded no, that was not his intention.

**Roberts** wanted to know if the zoning request was approved would LC zoning allow the site to be a night club. **Goltry** advised that they would have to come back before DAB and MAPC for approval if they wanted to change to a night club, as they would need a conditional use permit.

**Roseboro** wanted to know how many jobs would be created. **Watson** advised that currently he has 8 people working from Wichita, so it could potentially create 15-16 part-time jobs.

**Wilson** wanted to know what other uses could occur at this site if approved today. **Goltry** advised that retail, personal improvement services/care, pawn shops, 2<sup>nd</sup> hand stores could be on the site with no public hearing.

**Rich** wanted to know if Watson had spoken to the McAdams Neighborhood Association. **Watson** stated no but would be willing to.

**Action Taken: Wilson made a motion to approve the zoning request with a protective overlay that would not allow for payday loans, liquor stores, or clubs to be opened at this site. Roberts 2<sup>nd</sup> the motion. Motion passed (10:0)**

### **Update**

#### **9. Updates, Issues and Reports**

**Wilson** advised that the next A. Price Woodard meeting would be Wednesday, November 14<sup>th</sup>.

**Roseboro** invited everyone to their 20<sup>th</sup> Anniversary celebration for N.E. Heights Neighborhood Association.

With no further business, a motion to adjourn was made. Motion carried 10-0. The meeting adjourned at 9:15 p.m.

Respectfully Submitted,  
LaShonda Porter  
Neighborhood Assistant

**Guests**

Treatha Brown Foster  
Rev. Anthony Steele  
Willie Burton  
Elaine Giullory  
Sam Schrepel  
Karen C.  
Rep. Gail Finney  
Sandra Rankin, 2466 N. Fountain  
Carlos McConico, 550 W. Central, Apt#722  
Nancy Scott, 2725 N Fountain  
Joel Schlegel, 1821 E Looman  
Lori Lawrence, 312 N Lorraine  
Ernestine Freeman, 2808 E. 22<sup>nd</sup> St  
Jim Harrirow, 243 Derrek  
Randy Eaton, 11116 E. Douglas  
Sen. Oletha Faust\_Goudeau, 4158 Regency  
Fred Hayes Jr., 1121 N. Wabash  
Janet Green, 1821 N Piatt  
Phyllis Jackson, 1831 N. Piatt  
Robert L. Alford, 2552 N. Dellrose  
Beverly Domotrovic, 1219 George Washington Blvd  
Kevin Myles  
Oscar L Jones  
Mike Barushok, 354 N Green  
Debra Miller Stevens, 3125 E. Boston  
John Stevens, 3125 E. Boston